



MAINE TOWER
HARBOUR CENTRAL



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HARBOUR CENTRAL

ENTER A DIFFERENT WORLD

THE LIKES AND HEIGHTS OF

MANHATTAN | HONG KONG | NEW YORK



WAXMAN TOWER

More than exceptional, more than inspirational, the most exclusive new address for the high-life in the heart of London's most dynamic new quarter.





MAINE TOWER
HARBOUR CENTRAL



The art of new London living





MAINE TOWER

DEVELOPMENT OVERVIEW

Maine Tower will rise 41 levels to define it as an iconic new spectacle on Canary Wharf's dramatic skyline. The Manhattan style tower will be the principal landmark at Harbour Central - a brand new 2.6 acre cosmopolitan village with bars, restaurants and green squares amongst its public realm.

Choice of highly refined apartment styles

- Studio apartments 337 - 370 sqft
- 1 bed apartments 519 - 727 sqft
- 2 bed apartments 690 - 949 sqft
- 3 bed apartments 1060 - 1215 sqft

Exclusive array of leisure and lifestyle facilities

- Private cinema room, health spa and gym.
- Business centre, boardroom and library.
- Club lounge and champagne bar.
- 24 hour concierge & porterage.

Opulent Manhattan and art deco showcase interiors

- Striking double height reception foyer and residents lounge.
- Communal areas and leisure club with interior design by Nicola Fontanella of internationally acclaimed Argent Design.

Breathtaking panoramic views

- Majority of upper level apartments with spectacular skyline views.

Prestigious landmark location

- 8 minutes walk from the heart of Canary Wharf.
- Brilliantly placed for Jubilee line, DLR & Crossrail.
- Bank in 10 minutes, Bond Street 15 minutes.

Outstanding growth potential

- Canary Wharf Estate

Current value	2015	£1200 PSF
Forecast value	2018	£1750 PSF
- Harbour Central

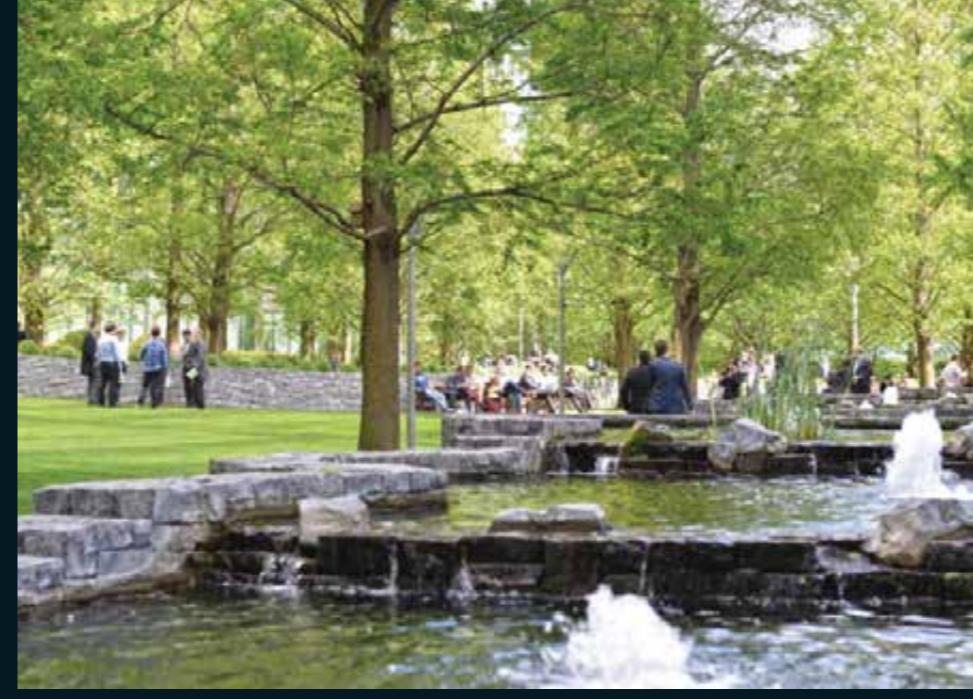
Maine Tower value	2015	£1100 PSF
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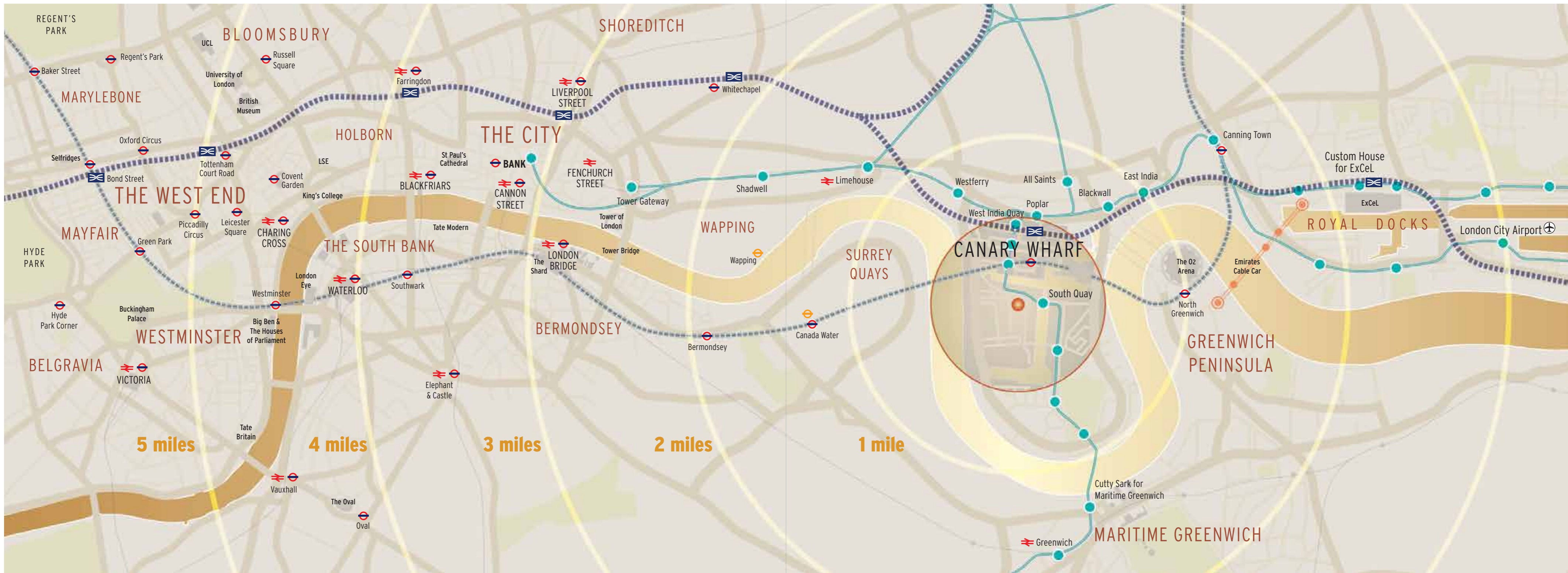
Source: Knight Frank



THE DYNAMICS

Canary Wharf - a location second to none for global commerce, investment, advanced transport, leisure and sophisticated cultural style.



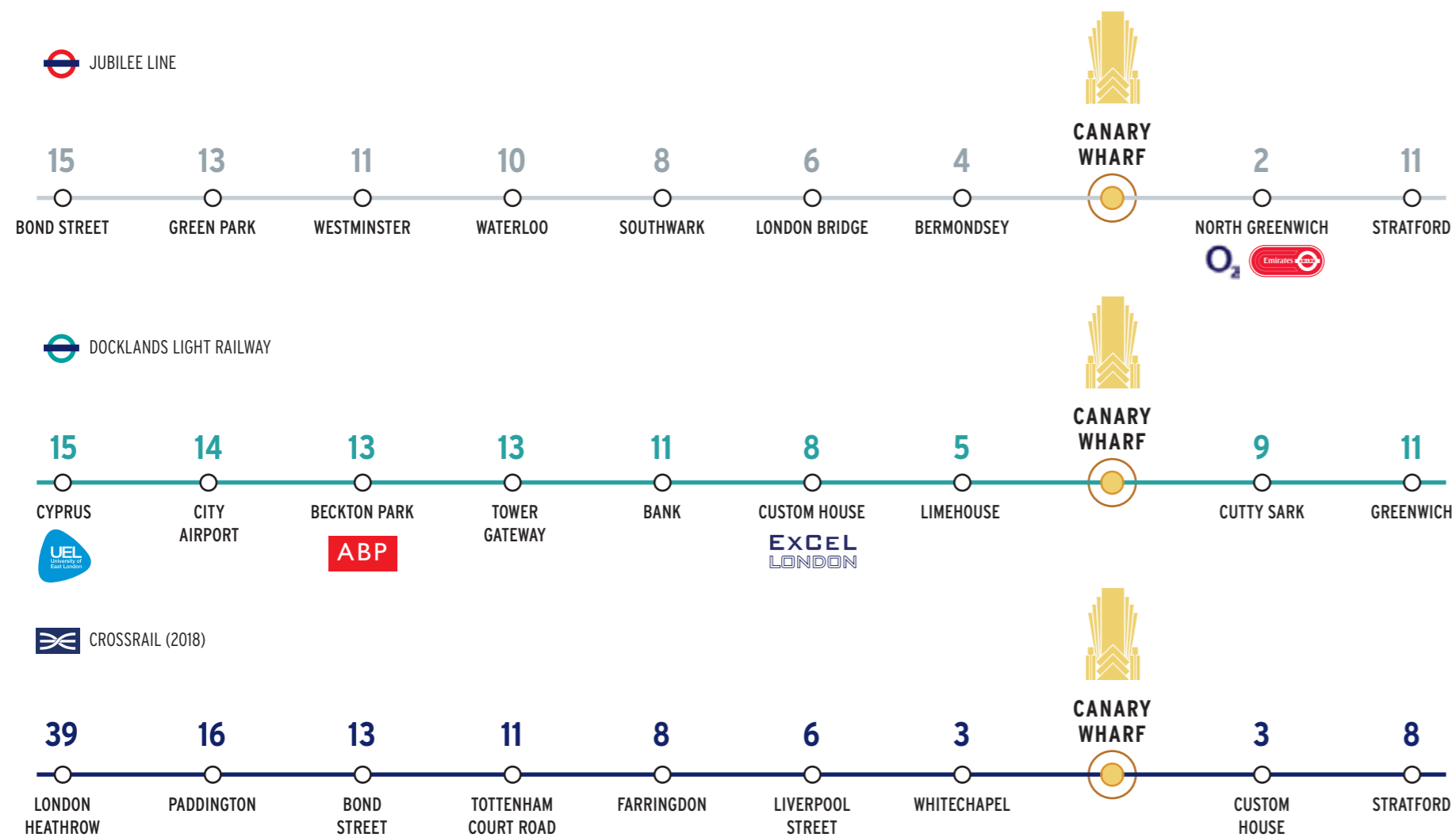


The Capital's most advanced transport infrastructure radiates from Canary Wharf

Harbour Central will be within 10 minutes walk of the Capital's most futuristic and sophisticated hub of travel interchanges integrating the DLR, the tube, Crossrail and Thames Clipper river bus services. It doesn't get any better. It just gets quicker from Canary Wharf.



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Journey times source: tfl.gov.uk and crossrail.co.uk. DLR stations shown above are not in location sequence.



Residents at Maine Tower will connect to Zone 1 travel in 6 minutes

Jubilee line

With an average 2 minute journey time between stations, the Jubilee line connects to London's entire transport network while crossing the metropolis in around 20 minutes. With the imminent introduction of a 24 hour Friday and Saturday service, and already being the third busiest on the tube network, the Jubilee line is fast becoming the Capital's most important and strategic service.

Docklands Light Railway

The DLR is London's only automated metro system, built to serve Docklands and its rapidly transforming business district. The service links the Capital's two financial hubs - the City and Canary Wharf, and will also link to its third, with the emerging status and massive investment being generated across the Royal Docks. The DLR also services London City Airport with a 14 minute journey time from Canary Wharf.

Crossrail

The new Crossrail interchange at Canary Wharf is one of the largest of its passenger hubs. The £500 million complex descends 6 storeys providing some 100,000 square feet of retail space alone. When fully operational in 2018, the impact and strategic benefits for residents at Maine Tower will be enormous and long term, with its close proximity providing a sustained capital growth zone.

London City Airport

Having received the green light for a £200 million expansion, the airport is set to increase the number of arrivals and departures from 70,000 a year to 111,000, almost doubling the number of passengers to six million a year by 2023. Destinations will also expand as larger aircraft will enable flights to include Russia and South Africa. The expansion further endorses London City Airport as a world class international gateway for business and private travellers alike.

Emirates Cable Car

Carrying up to 2500 passengers an hour, the 5 minute flight links two of the biggest entertainment and exhibition venues in Europe - ExCeL and the O2 Arena. The southern terminal on the Greenwich Peninsula will be a 2 minute hop on the Jubilee line for residents at Maine Tower - bringing the Royal Docks and its cosmopolitan waterside restaurants, bars and entertainment to within exceptionally convenient proximity.

Thames Clipper

Thames Clippers operate scheduled commuter and visitor services from Canary Wharf Pier to Waterloo and Westminster in around 40 minutes, with peak hour shuttles to London Bridge in 13 minutes. The pier will be within 10 minutes walk of Harbour Central. With airline style seating, coffee bars and disabled facilities, the Clippers offer a highly efficient form of public London Transport.





A brand new world

Not only does Crossrail deliver a new 'super highway' to cross the metropolis in minutes, but for Canary Wharf - a new tropical roof garden and leisure complex, now fully open and collectively named 'Crossrail Place'. The benefits of Crossrail to residents at Maine Tower will include:-

- Over 100,000 sqft of brand name retail space.
- New restaurants, leisure & public realm.
- A journey time of just 39 minutes to London Heathrow.
- When complete in 2019, an additional 1.5 million people will be within a 45 minute commute of the Capital.
- Residential property prices within a 10 minute walk of central stations have risen on average by 57% since 2008, compared to 43% growth in the prime central London market over the same period.[†]
- Property price growth is forecast to be 40-50% from 2015 to the end of 2020 at Canary Wharf.[#]



[†] Source Knight Frank. [#] Source JLL.



THE SHOWCASE



A brand new lifestyle

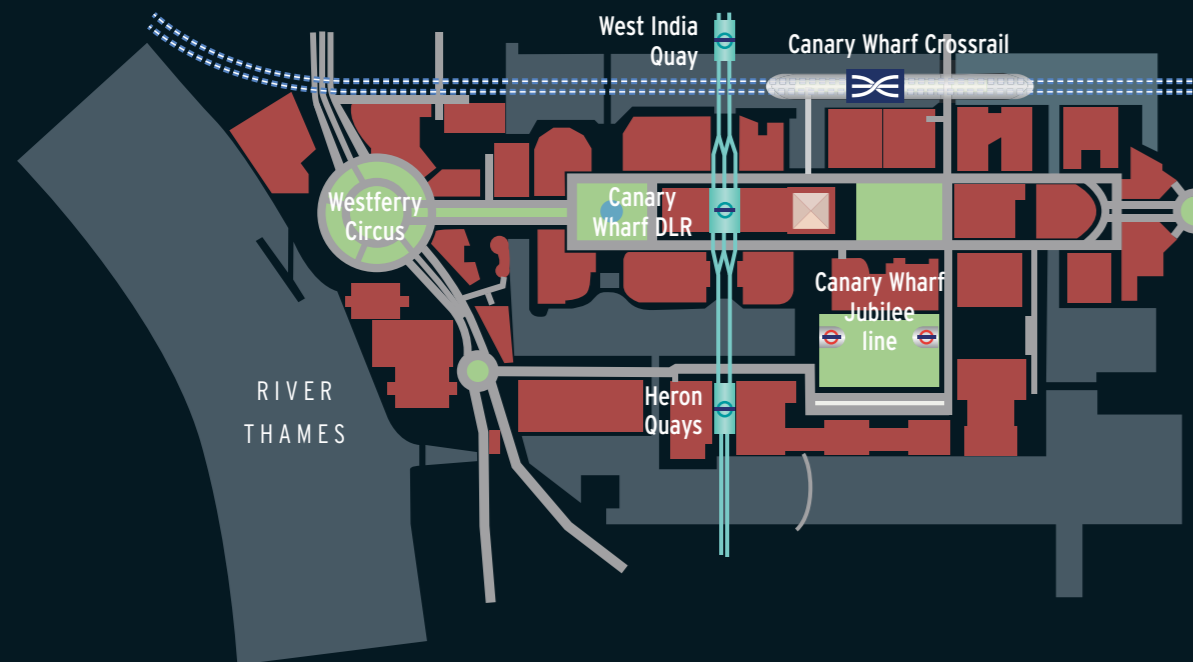
A lifestyle surrounded by retail excellence, fabulous al-fresco cuisine, art, entertainment and an endless array of diverse culture and recreational pursuits - the Canary lifestyle on your doorstep at Maine Tower.

Today, Canary Wharf has one of the UK's largest collections of public art - and the largest health club in Europe - a showcase for contemporary living with sophisticated style.

“Mix Manhattan’s skyscrapers, London’s green squares and Amsterdam’s canals and you get Canary Wharf”

TNT MAGAZINE





With over 97 acres of some of the world's most highly specified urban architecture and public realm, the number of bankers now employed at Canary Wharf has overtaken that of the City of London, making the district the biggest employer of bankers and executives in Europe.

Banks and institutions include:

- | | |
|---------------------------|---------------------------|
| Abbey Business Centres | Euler Hermes |
| Allen & Overy | FTSE |
| ANZ Bank | HSBC |
| Bank of America | KPMG |
| Barclays Capital | Mahindra Satyam |
| Barclays Plc | MasterCard |
| BGC International | MetLife |
| BP | Morgan Stanley |
| CFA Institute | Munich RE (Life) |
| Chevron UK Ltd | NatWest |
| Citi Bank | Ogilvy & Mather |
| Citihub Ltd | Regus |
| Clearstream International | State Street Bank |
| Clifford Chance | The McGraw-Hill Companies |
| Coutts & Co | Trinity Mirror |
| Edward Jones | |



Employment at Canary Wharf has quadrupled in a decade to over 100,000 and is forecast to double to 200,000 as expansion continues.

The 16 largest banks in the UK employ around 44,500 staff at Canary Wharf.

Not only London's highest salary postcode but a dynamic financial quarter set to double in size and workforce over the next decade

The district is now the biggest employer of bankers in Europe.

Canary Wharf is now attracting London's fast emerging tech industry - fuelling its next phase of growth.

The corporate rental catchment for buy to let investors at Maine Tower have average salaries in excess of £100,000.

Down to business



Over 100,000 employees and executives within 8 minutes walk of Maine Tower. The potential from the corporate rental catchment can't get any better - it can only get bigger.

MAINE TOWER
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WORLD CLASS

The Capital, with its inexhaustible wealth of heritage, pageantry, nightlife, entertainment, world renowned universities and sheer diversity of culture, lies around 15 minutes from Maine Tower.



The Most Prized Shopping Streets

Residents at Maine Tower will be deceptively close to the Capital's most revered shopping streets, its fashion houses, bespoke master tailors and world renowned theatres and restaurants that so symbolise the West End.



The Centre of The City

Fleet Street, The Old Bailey, the Royal Courts of Justice, the Bank of England... so many names and places that are synonymous with the Square Mile and City of London - a district that stands side by side with Canary Wharf, providing the financial heartbeat of Europe.



London's Greatest Experiences

Westminster, with its thousand years of pageantry and heritage, lies 11 minutes direct from Canary Wharf. Nearer still, the South Bank, the London Eye and the largest concentration of arts, media and entertainment in Europe - 9 minutes from Harbour Central.

The Former Hunting Grounds

London is one of the greenest cities in the world, with 8 royal parks providing around 4,900 acres of open parkland around the Capital. The nearest, and one of the largest, Greenwich Park, lies 11 minutes on the DLR from Canary Wharf.



Academic Excellence on Your Doorstep

London has long been recognised as the world's principal city for providing the most sought after concentration of universities and higher education institutions. The Capital has a student population of around 400,000 in any one year.

London's principal universities - average journey times in minutes from Canary Wharf:

King's College, Waterloo Campus Nearest tube: Waterloo	9
University of East London, Stratford Campus Nearest tube: Stratford	11
University of East London, Docklands Campus Nearest DLR: Cyprus	15
London School of Economics Nearest tube: Temple	21
University of Westminster, Cavendish Campus Nearest tube: Goodge Street	23
University College London Nearest tube: Goodge Street	23
Imperial College Nearest tube: South Kensington	26



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ENTER A DIFFERENT WORLD





Maine Tower will be the principal residential tower within a 2.65 acre development collectively known as Harbour Central. This exceptional new high quality mixed use landmark scheme is planned to incorporate street level bars, al-fresco restaurants, retail and office facilities, together with new green squares, water features and tree lined public realm. Access to Maine Tower's opulent reception foyer and valet drop off will be from Lighterman's Road. Extensive lower ground secure parking will be accessible from Mastmaker Road.

Development features:

- One of the last great regeneration landmarks on Docklands.
- Stunning mixed use scheme including al-fresco dining, retail, bars and high quality office space.
- Sunken and raised landscaped gardens with attractive water fountain features.
- Taxi drop off point fronting Maine Tower.
- Extensive lower ground secure car parking and cycle storage.
- New tree lined public realm.
- Two all private residential towers and surrounding lower level buildings incorporating 648 private apartments.
- Exclusive leisure & lifestyle facilities within the Club at Maine Tower.
- 24 hour concierge with facility to arrange residents dry cleaning, laundry, house keeping and associated services.

Apartment features:

- Choice of luxurious studio and 1, 2 & 3 bedroom apartment styles.
- All with balcony or terrace.
- Majority of upper level apartments with panoramic skyline views.
- Comfort cooling to living/dining area and all bedrooms.
- Programmable mood lighting to living area and each bedroom.
- Smeg integrated kitchen appliances including hot water steam tap.
- Tile vision TV to each 2 & 3 bedroom master en-suite.
- Bespoke entertainment units with 40-50" LED smart TV, studios to feature a swivel TV for dual area viewing.
- Sonos wireless home entertainment technology.
- Three lifts serving each apartment level including lower ground parking.



INTERIOR DESIGN BY ARGENT DESIGN LONDON

ARGENT
DESIGN LIMITED

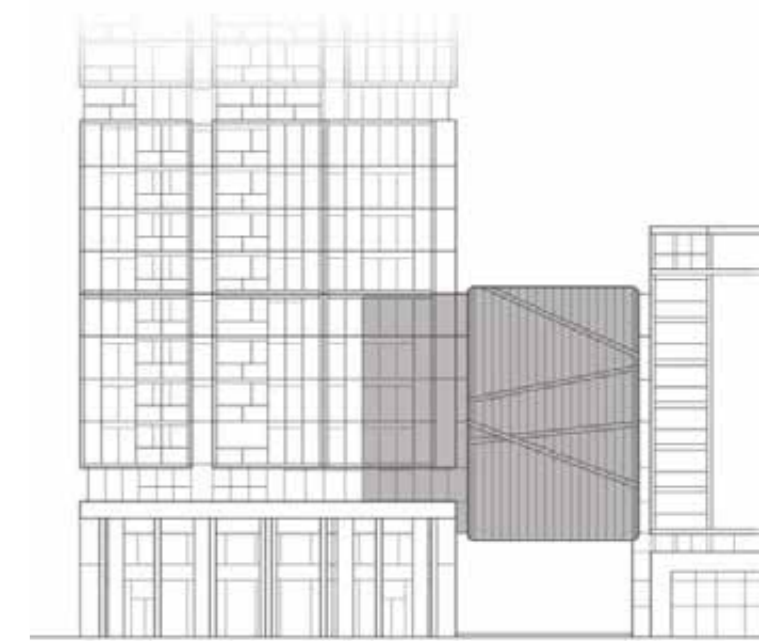
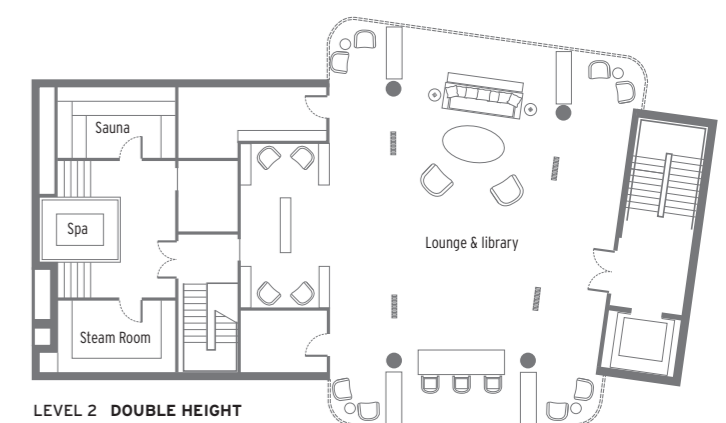
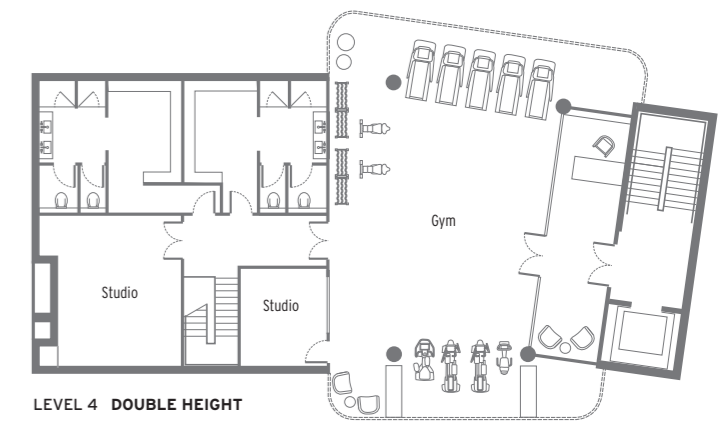
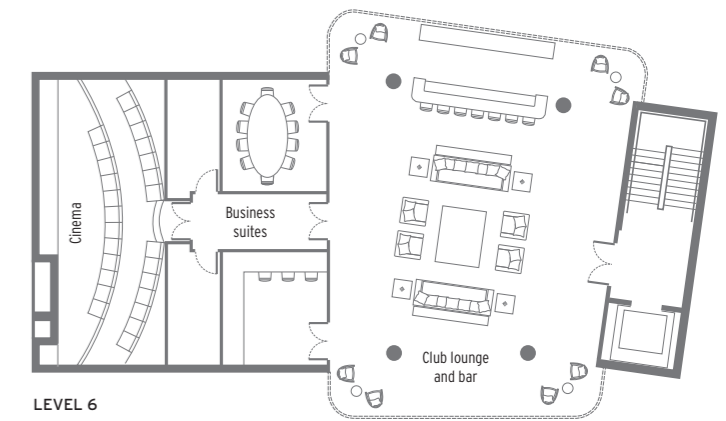


It's about unwinding, initiating relaxation, rejuvenation and holistic well being

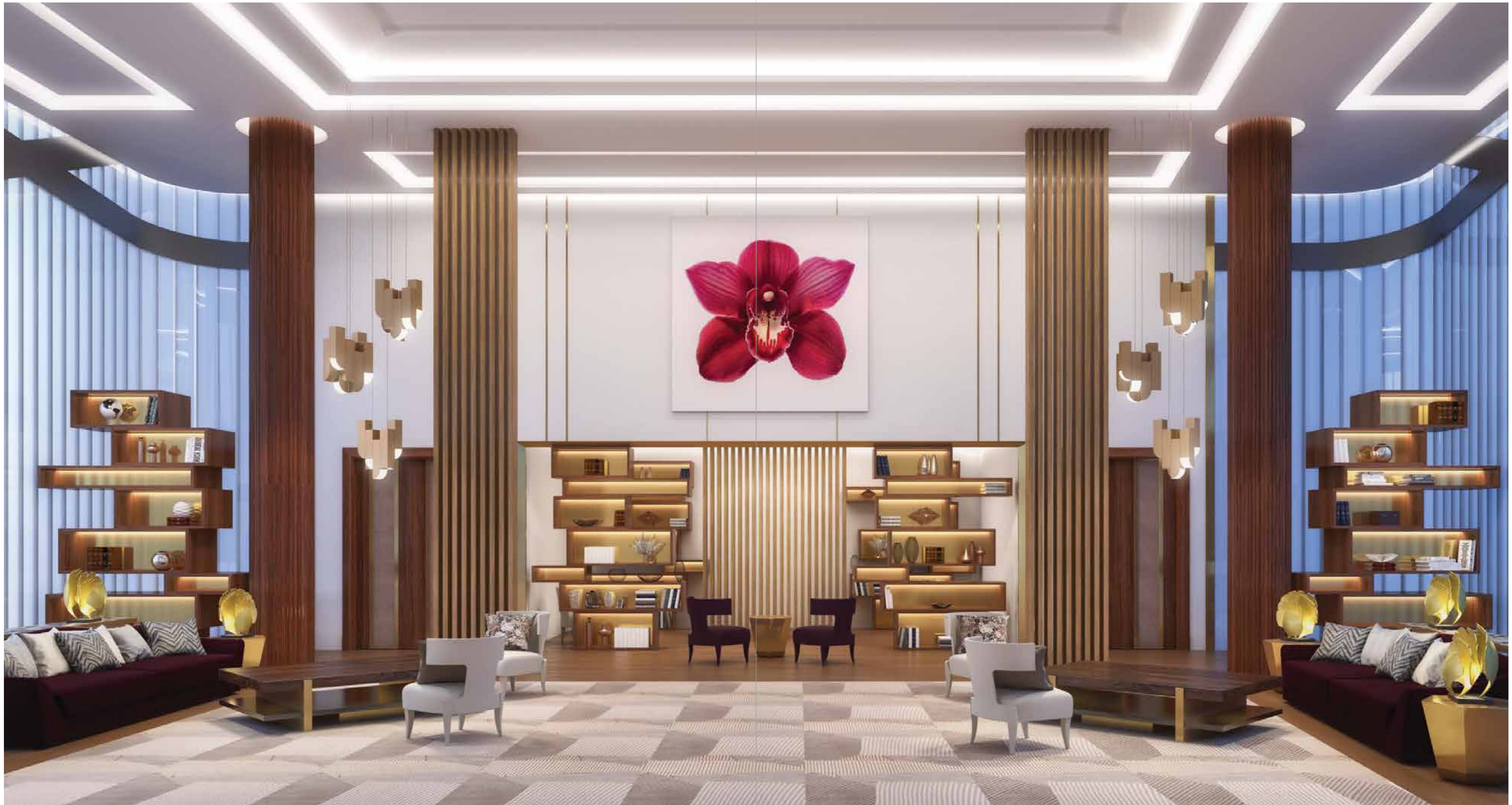
Club Class at Maine Tower

Residents will have full access to Club Maine located within a 6 storey link building which integrates with the tower itself. Club Maine will provide an exclusive array of leisure and lifestyle facilities to include:

- Interior designed, art deco styled double height lounge reception with concierge and private library.
- Health spa with sauna, steam room and spa relaxation and treatment suite.
- Fully equipped gymnasium with personal trainer facility.
- Pilates fitness and well being studio.
- Private boardroom and business centre.
- Lavish interior designed club lounge with fabulous New York eclectic style champagne and cocktail bar.
- 20 seat screening theatre with availability for residents private hire.
- Club lounges, library and cocktail bar designed and themed by Nicola Fontanella.



All facilities and proposed interior finishes are planned but may be subject to change and enhancement during architectural finalisation of Maine Tower and the overall scheme at Harbour Central.



Level 2 Residents private lounge and library



While all residents at Maine Tower will have their own widescreen smart TV included as part of their luxurious apartment specification, nothing can equal the sheer indulgence of stepping back to the golden age of Hollywood when private cinemas were a 'must have' for the aristocracy.

The 20 seat cinema within Club Maine will enable residents to invite guests and family to sit back in style and watch whatever they choose - whenever they choose.

Club class entertainment, fitness and well being ... yours at Maine Tower.

Meeting friends at the cinema never got easier, you just take the elevator. Indulge in the privacy and the screening of your choice.



Residents' private 20 seat cinema



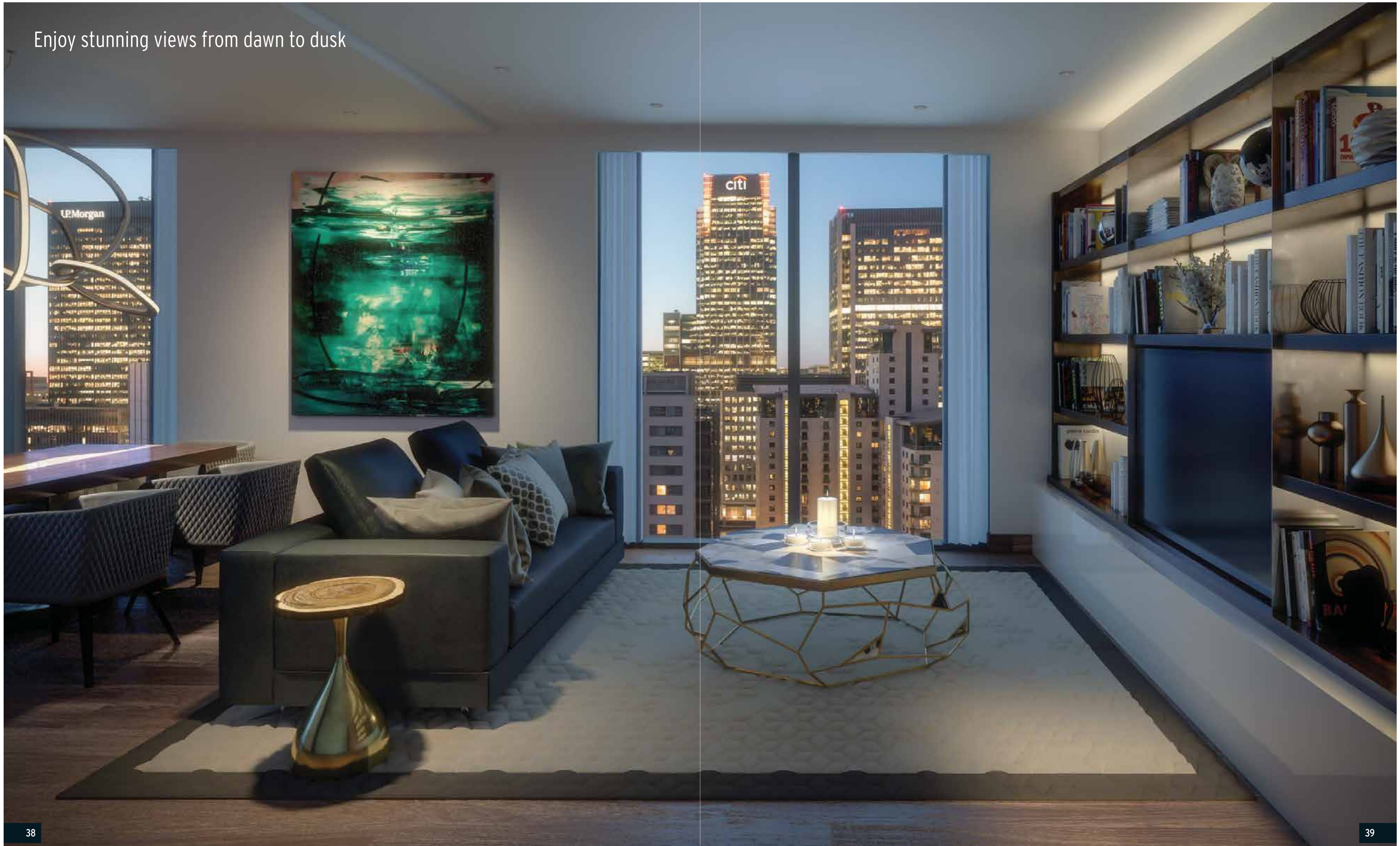
Gymnasium and fitness suite

Sleek, stylish finishes designed for London's high life.

Computer generated image of 2 bedroom apartment (3001 - 3701 & 3004 - 3704)



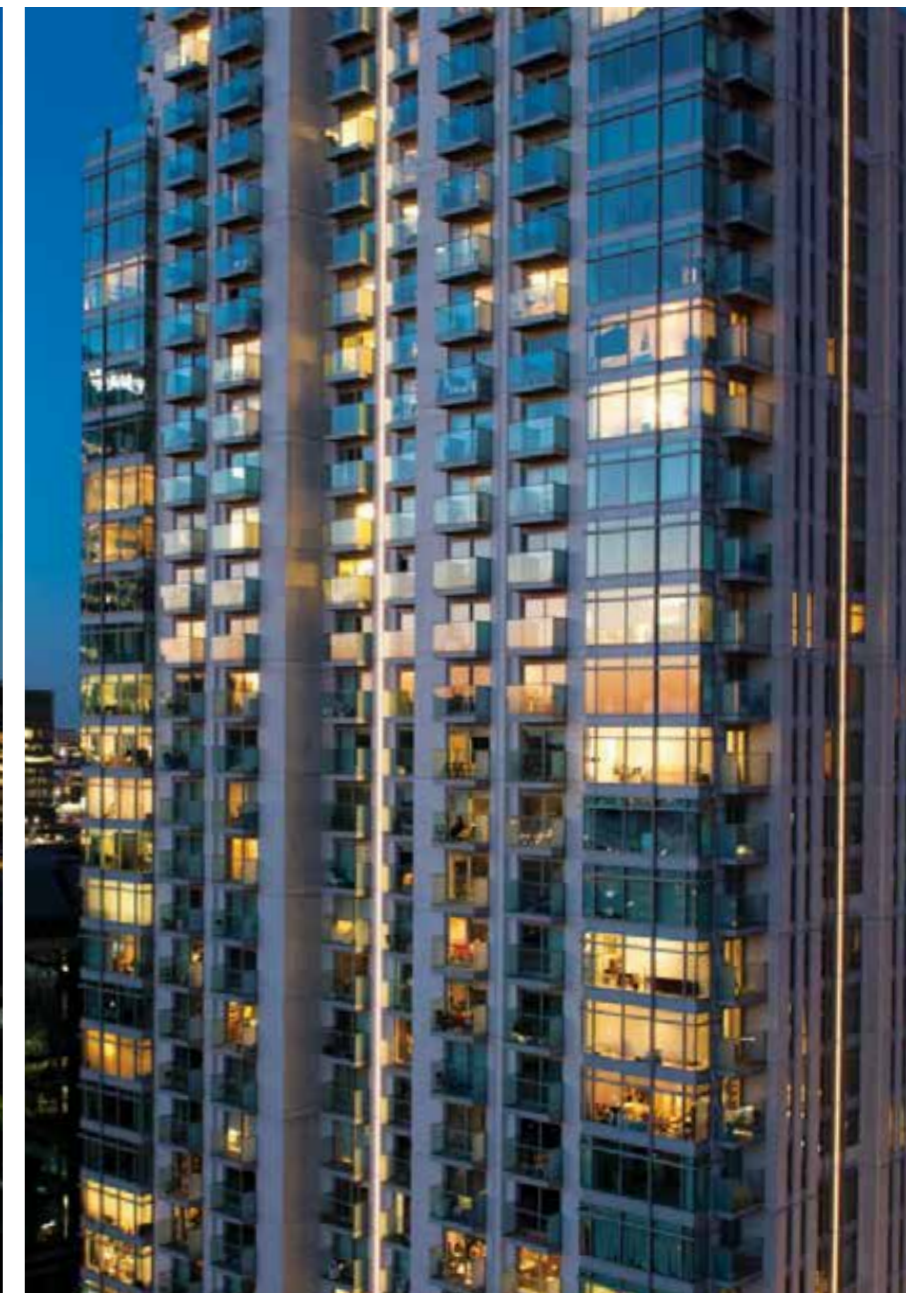
Enjoy stunning views from dawn to dusk





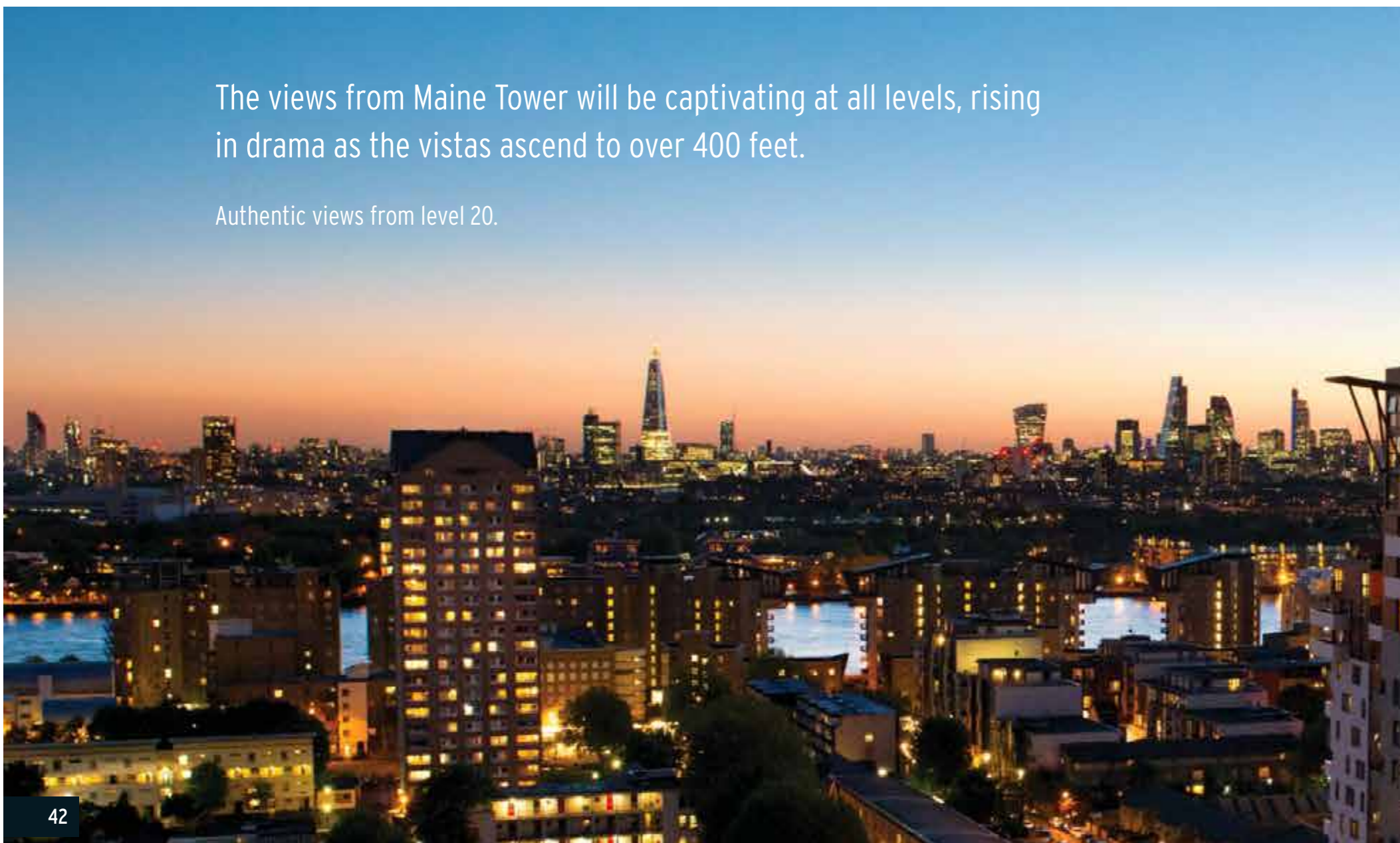
All studio apartments will feature a bespoke design storage cabinet with swivelling flat screen TV enabling viewing from bedroom area or living area.

Whether studio, 1, 2 or 3 bedroom apartment style, each will benefit from a luxuriously appointed bathroom, shower room or en-suite combination, with the master en-suites of all 2 & 3 bed apartments incorporating the additional luxury of tile vision TV.



The views from Maine Tower will be captivating at all levels, rising in drama as the vistas ascend to over 400 feet.

Authentic views from level 20.

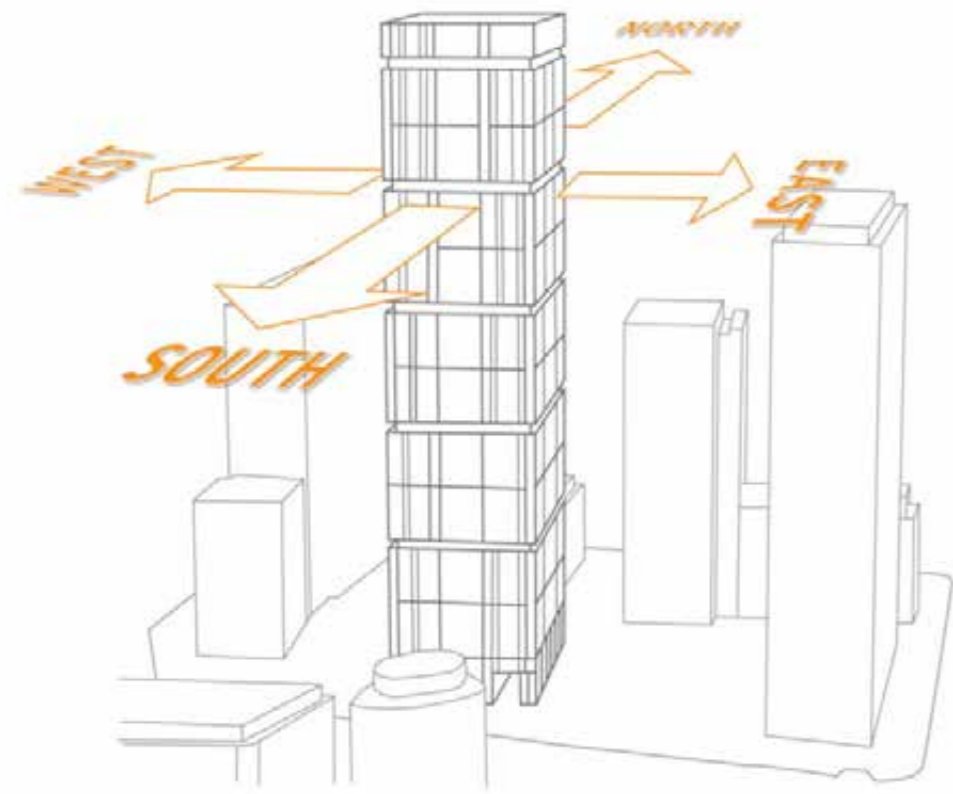




Authentic views of the Capital's skyline from level 38.

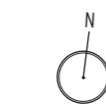


Apartment view orientation

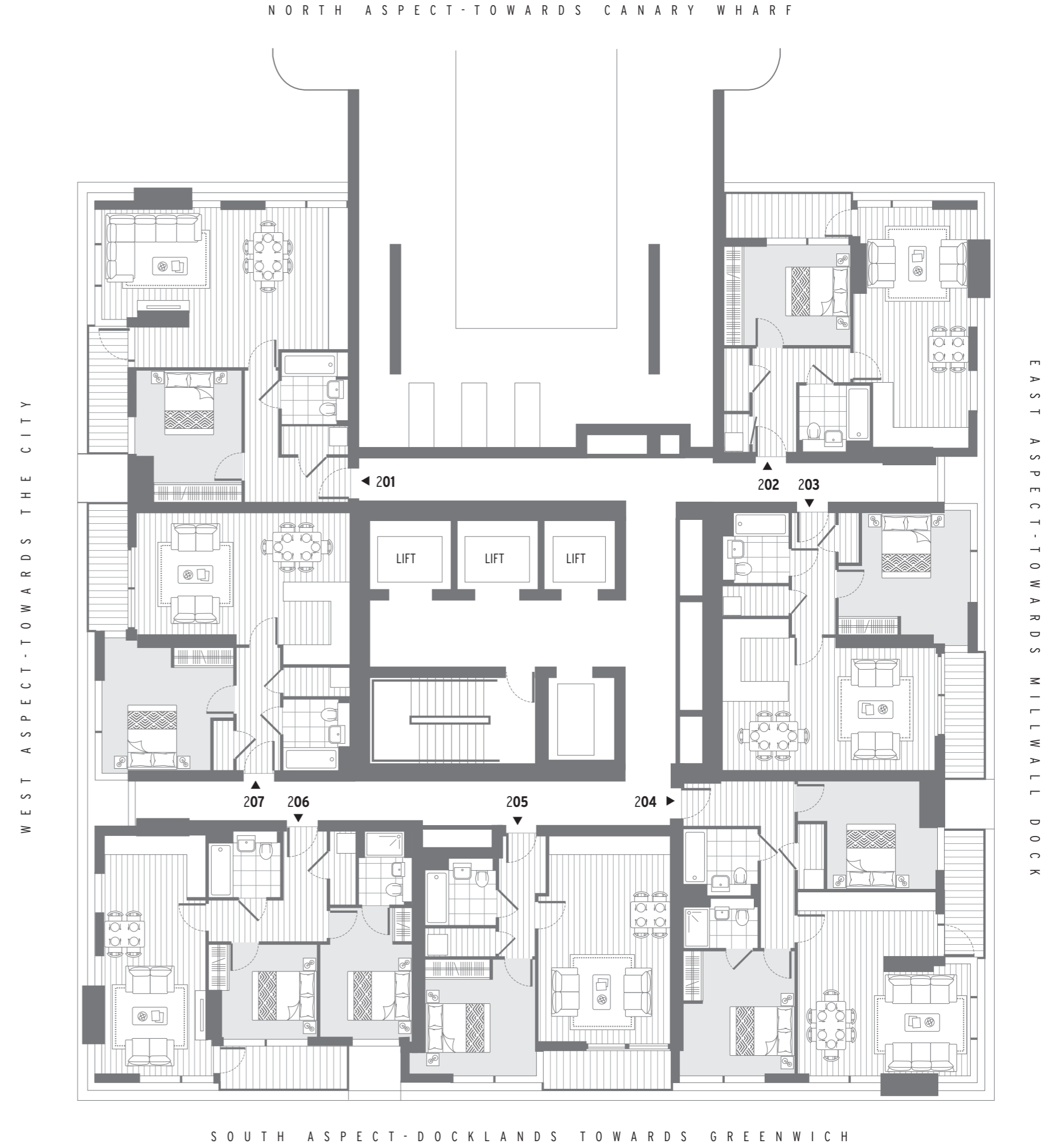
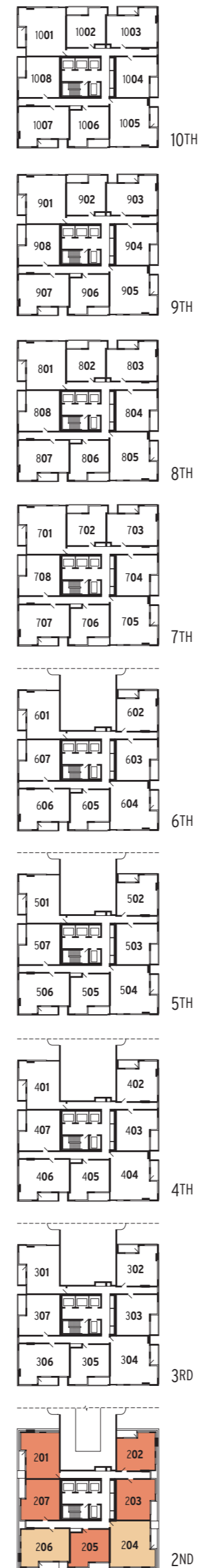
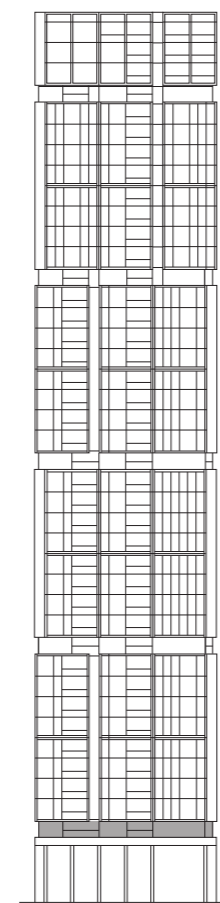


When fully complete, Harbour Central will incorporate a 12 and 27 storey building on its western perimeter, an 8 and 24 storey building along its northern perimeter and a 35 storey tower on its eastern side.

The overall scheme has been designed to afford each apartment level maximum vantage and aspect, while virtually all lower level apartments will benefit from unrestricted views across fabulous new sunken and raised gardens, tree lined courtyards and water features.



- Studio
- 1 Bed
- 2 Bed
- 3 Bed



201	202	203	204	205	206	207
1 bed apartment	1 bed apartment	1 bed apartment	2 bed apartment	1 bed apartment	2 bed apartment	1 bed apartment
Total area 62.2 sq.m. 670 sq.ft.	Total area 51.1 sq.m. 550 sq.ft.	Total area 56.0 sq.m. 603 sq.ft.	Total area 73.7 sq.m. 793 sq.ft.	Total area 50.9 sq.m. 548 sq.ft.	Total area 64.1 sq.m. 690 sq.ft.	Total area 56.0 sq.m. 603 sq.ft.



Level 2 - Looking east



Level 2 - Looking west

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1 & 2 Bedroom Apartments

LEVEL 2



Level 6 - Looking south



Level 6 - Looking east



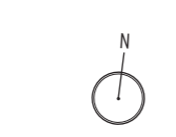
Level 5 - Looking west



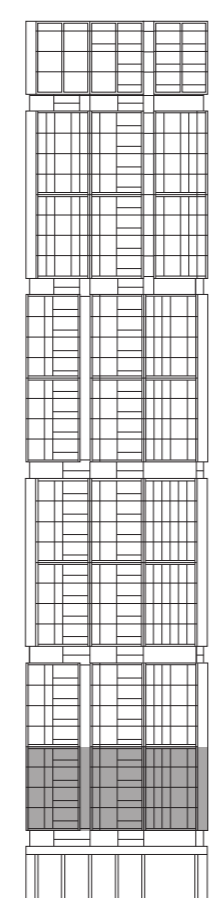
Level 4 - Looking north



Level 3 - Looking east



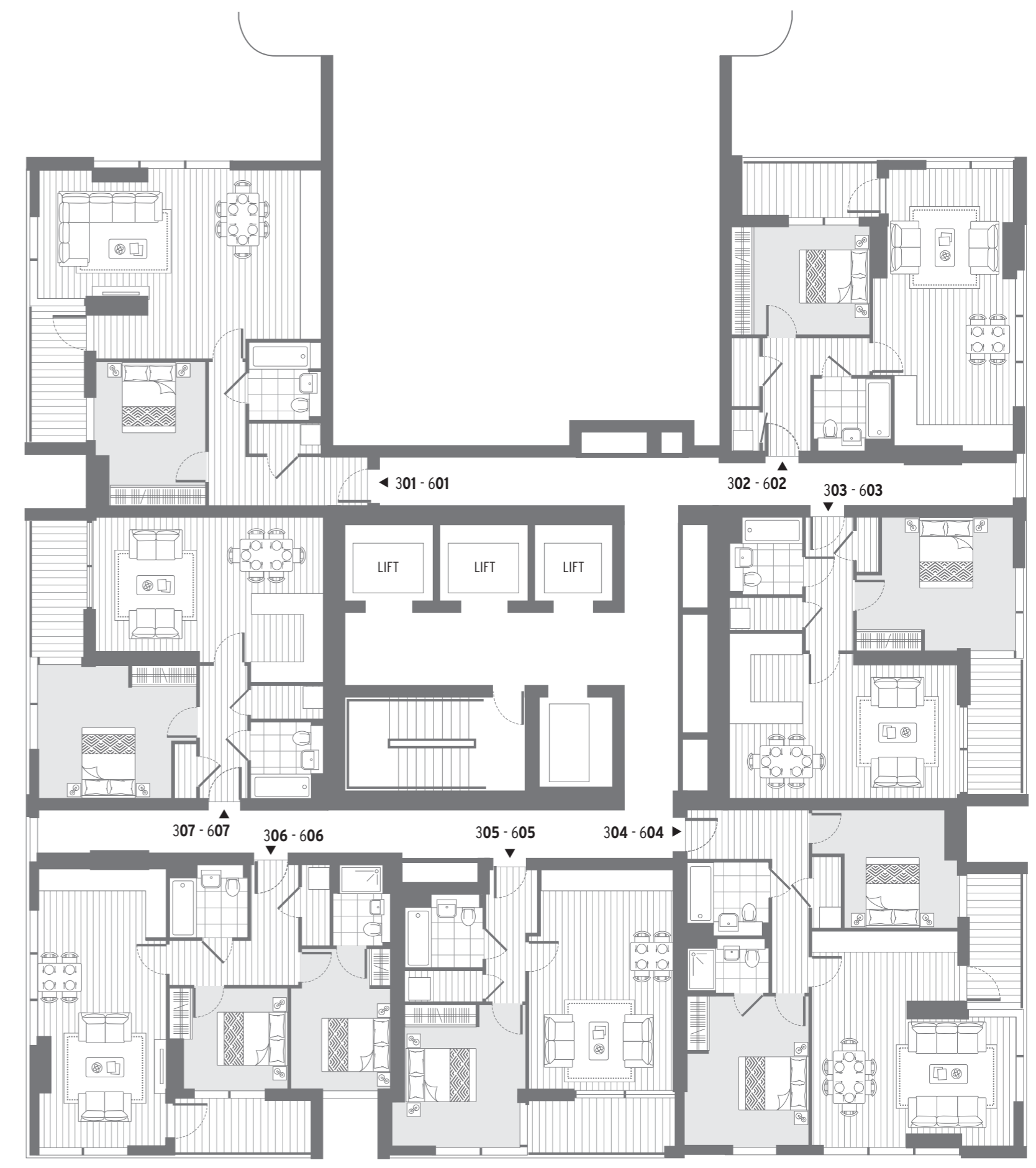
- Studio
- 1 Bed
- 2 Bed
- 3 Bed



NORTH ASPECT - TOWARDS CANARY WHARF

WEST ASPECT - TOWARDS THE CITY

EAST ASPECT - TOWARDS MILLWALL DOCK



SOUTH ASPECT - DOCKLANDS TOWARDS GREENWICH

301	401	501	601	302	402	502	602	303	403	503	603	304	404	504	604	305	405	505	605	306	406	506	606	307	407	507	607
1 bed apartment				1 bed apartment				1 bed apartment				2 bed apartment				1 bed apartment				2 bed apartment				1 bed apartment			
Total area 67.5 sq.m. 727 sq.ft.				Total area 55.0 sq.m. 592 sq.ft.				Total area 57.0 sq.m. 614 sq.ft.				Total area 77.7 sq.m. 836 sq.ft.				Total area 51.6 sq.m. 555 sq.ft.				Total area 67.2 sq.m. 723 sq.ft.				Total area 57.0 sq.m. 614 sq.ft.			

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Level 10 - Looking west



Level 10 - Looking north



Level 9 - Looking south



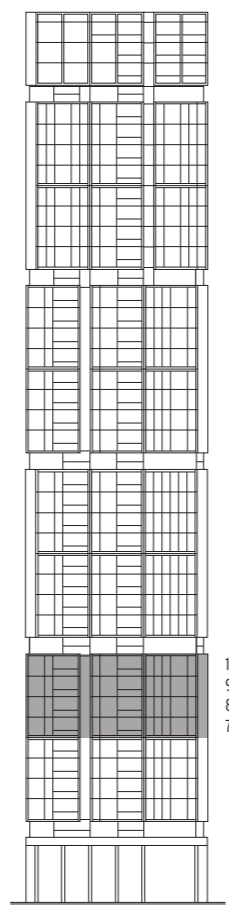
Level 8 - Looking east



Level 7 - Looking west



- Studio
- 1 Bed
- 2 Bed
- 3 Bed



10TH



9TH



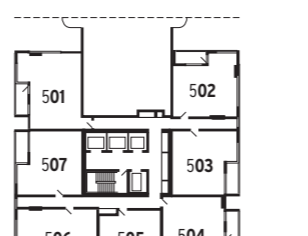
8TH



7TH



6TH



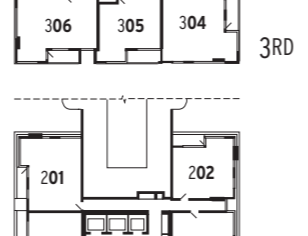
5TH



4TH



3RD



2ND

NORTH ASPECT - TOWARDS CANARY WHARF

WEST ASPECT - TOWARDS THE CITY

EAST ASPECT - TOWARDS MILLWALL DOCK



SOUTH ASPECT - DOCKLANDS TOWARDS GREENWICH

701	801	901	1001	702	802	902	1002	703	803	903	1003	704	804	904	1004
2 bed apartment				1 bed apartment				2 bed apartment				1 bed apartment			
Total area				Total area				Total area				Total area			
77.7 sq.m. 836 sq.ft.				51.8 sq.m. 558 sq.ft.				66.6 sq.m. 717 sq.ft.				57.0 sq.m. 614 sq.ft.			
705	805	905	1005	706	806	906	1006	707	807	907	1007	708	808	908	1008
2 bed apartment				1 bed apartment				2 bed apartment				1 bed apartment			
Total area				Total area				Total area				Total area			
77.7 sq.m. 836 sq.ft.				51.6 sq.m. 555 sq.ft.				67.2 sq.m. 723 sq.ft.				57.0 sq.m. 614 sq.ft.			

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1 & 2 Bedroom Apartments

LEVELS 7-10



Level 11 - Looking north



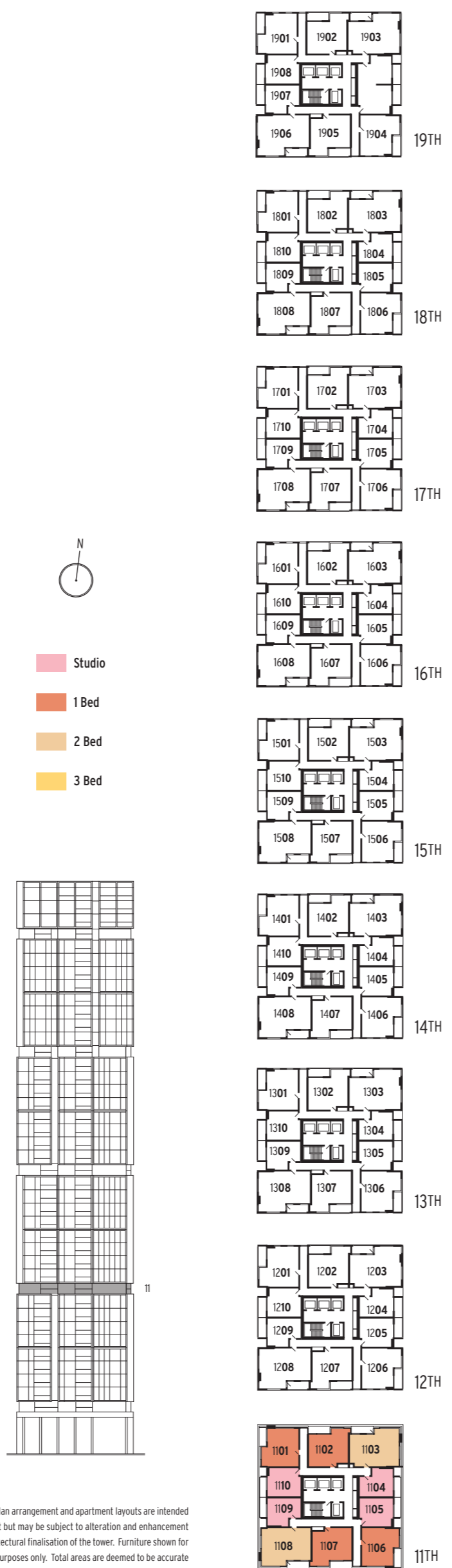
Level 11 - Looking east



Level 11 - Looking south



Level 11 - Looking west



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SOUTH ASPECT - DOCKLANDS TOWARDS GREENWICH

1101 1 bed apartment Total area 48.2 sq.m. 519 sq.ft.	1102 1 bed apartment Total area 50.1 sq.m. 539 sq.ft.	1103 2 bed apartment Total area 64.4 sq.m. 693 sq.ft.	1104 Studio apartment Total area 31.3 sq.m. 337 sq.ft.	1105 Studio apartment Total area 34.4 sq.m. 370 sq.ft.
1106 1 bed apartment Total area 48.2 sq.m. 519 sq.ft.	1107 1 bed apartment Total area 50.0 sq.m. 538 sq.ft.	1108 2 bed apartment Total area 65.0 sq.m. 700 sq.ft.	1109 Studio apartment Total area 31.3 sq.m. 337 sq.ft.	1110 Studio apartment Total area 34.4 sq.m. 370 sq.ft.

Studio, 1 & 2 Bedroom Apartments

LEVEL 11



Level 18 - Looking west



Level 17 - Looking north



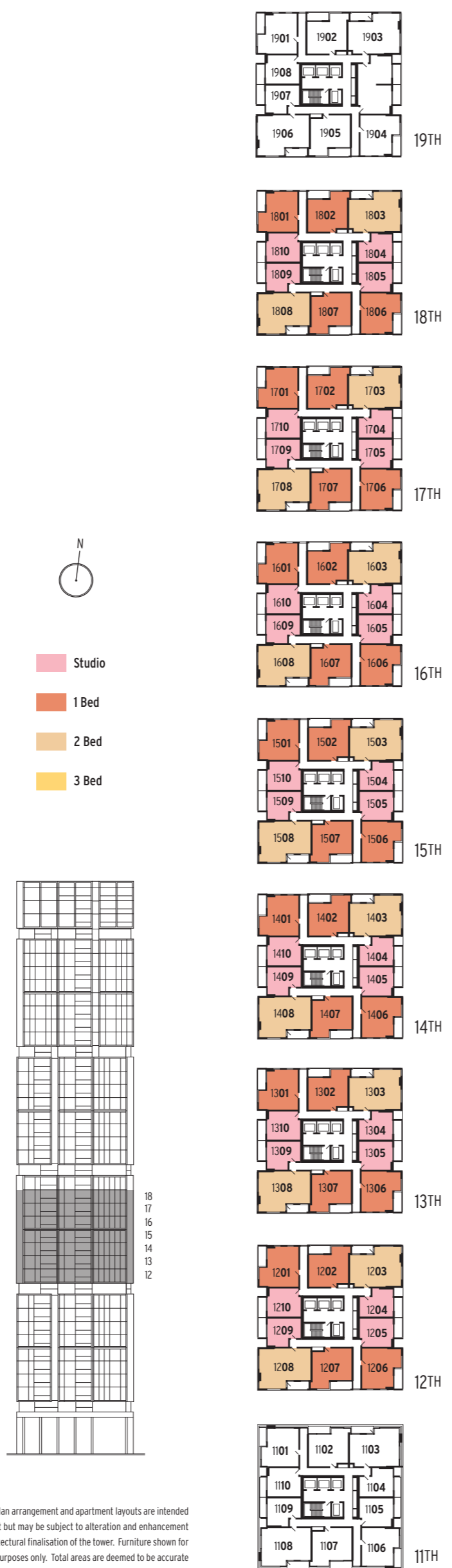
Level 16 - Looking east



Level 14 - Looking south



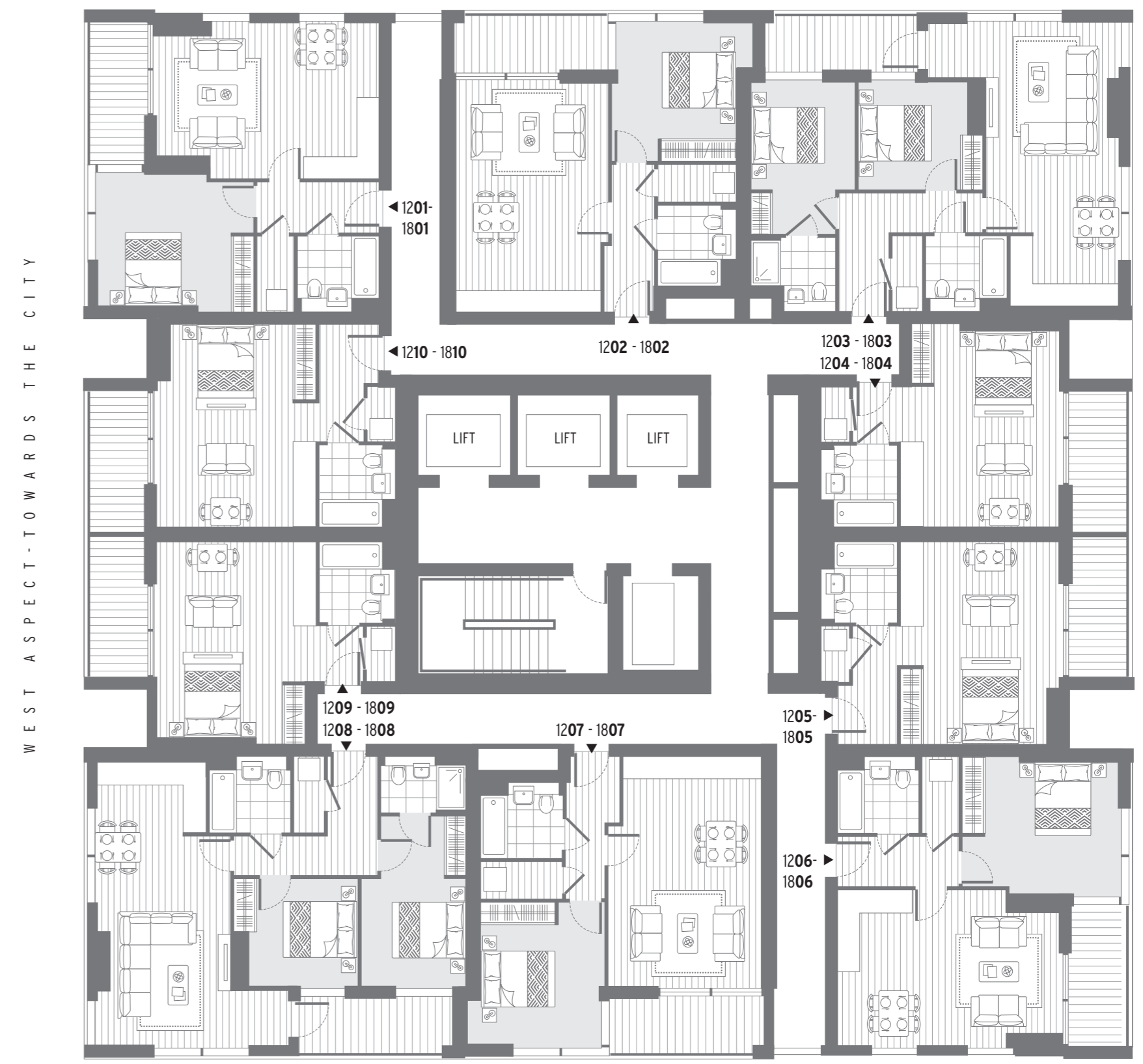
Level 13 - Looking west



- Studio
- 1 Bed
- 2 Bed
- 3 Bed

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NORTH ASPECT - TOWARDS CANARY WHARF



WEST ASPECT - TOWARDS THE CITY

EAST ASPECT - TOWARDS MILLWALL DOCK

SOUTH ASPECT - DOCKLANDS TOWARDS GREENWICH

1201 1301 1401 1501 1601 1701 1801 1 bed apartment Total area 52.2 sq.m. 562 sq.ft.	1202 1302 1402 1502 1602 1702 1802 1 bed apartment Total area 51.9 sq.m. 559 sq.ft.	1203 1303 1403 1503 1603 1703 1803 2 bed apartment Total area 69.6 sq.m. 749 sq.ft.	1204 1304 1404 1504 1604 1704 1804 Studio apartment Total area 31.3 sq.m. 337 sq.ft.	1205 1305 1405 1505 1605 1705 1805 Studio apartment Total area 34.4 sq.m. 370 sq.ft.
1206 1306 1406 1506 1606 1706 1806 1 bed apartment Total area 52.2 sq.m. 562 sq.ft.	1207 1307 1407 1507 1607 1707 1807 1 bed apartment Total area 51.7 sq.m. 556 sq.ft.	1208 1308 1408 1508 1608 1708 1808 2 bed apartment Total area 70.2 sq.m. 756 sq.ft.	1209 1309 1409 1509 1609 1709 1809 Studio apartment Total area 31.3 sq.m. 337 sq.ft.	1210 1310 1410 1510 1610 1710 1810 Studio apartment Total area 34.4 sq.m. 370 sq.ft.

Studio, 1 & 2 Bedroom Apartments

LEVELS 12-18



Level 19 - Looking north



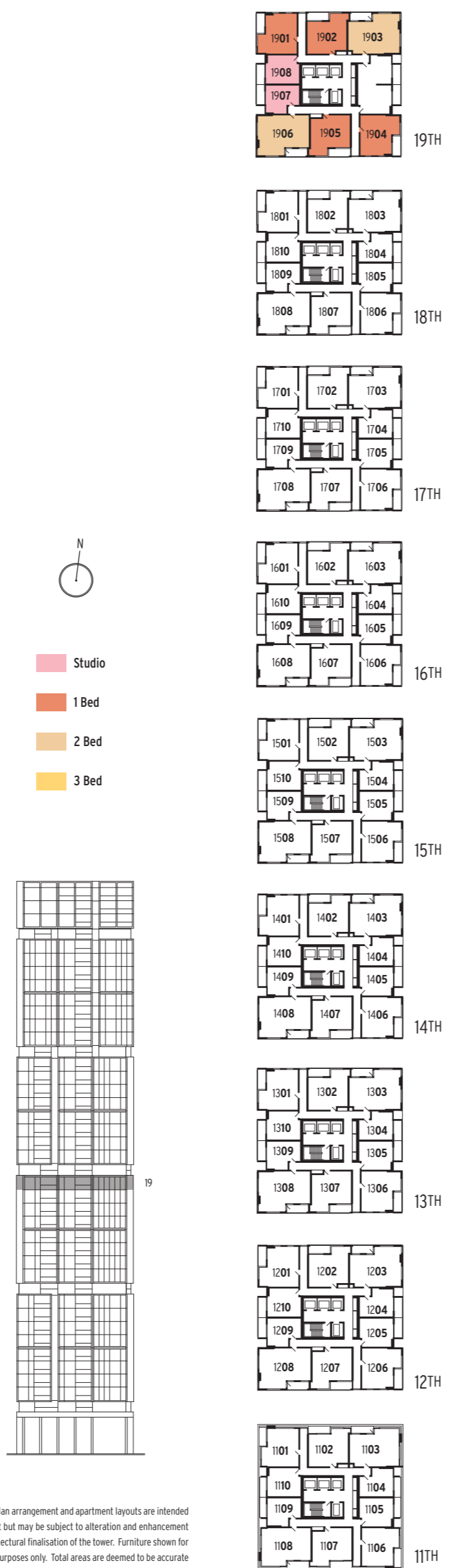
Level 19 - Looking east



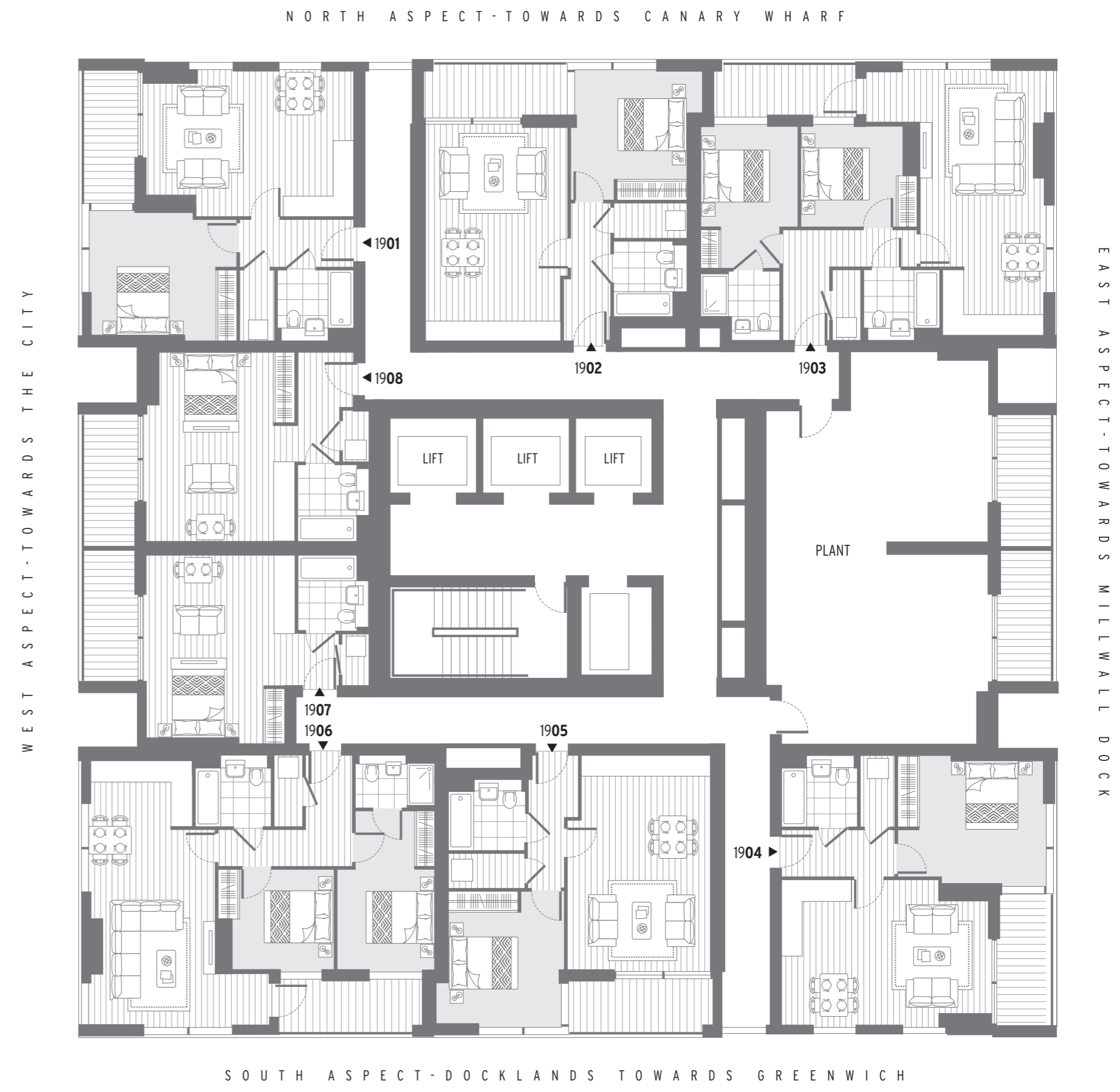
Level 19 - Looking south



Level 19 - Looking west



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1901 1 bed apartment Total area 52.2 sq.m. 562 sq.ft.	1902 1 bed apartment Total area 51.9 sq.m. 559 sq.ft.	1903 2 bed apartment Total area 69.6 sq.m. 749 sq.ft.	1904 1 bed apartment Total area 52.2 sq.m. 562 sq.ft.
1905 1 bed apartment Total area 51.7 sq.m. 556 sq.ft.	1906 2 bed apartment Total area 70.2 sq.m. 756 sq.ft.	1907 Studio apartment Total area 31.3 sq.m. 337 sq.ft.	1908 Studio apartment Total area 34.4 sq.m. 370 sq.ft.

Studio, 1 & 2 Bedroom Apartments

LEVEL 19



Level 20 - Looking north



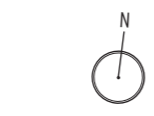
Level 20 - Looking east



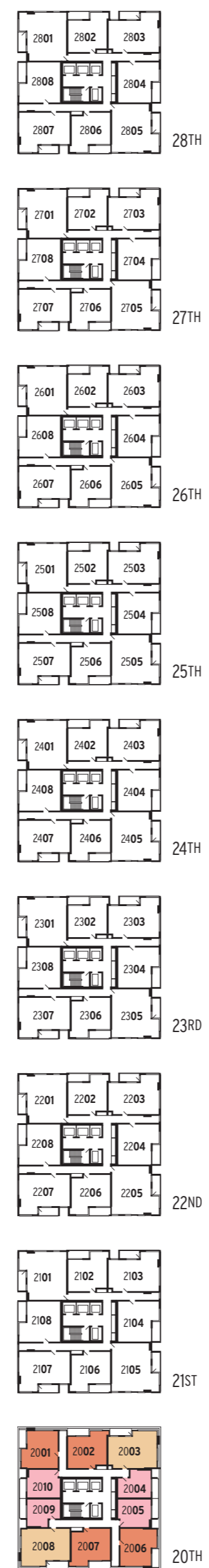
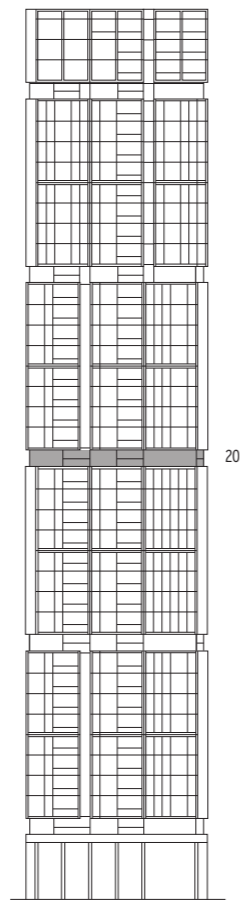
Level 20 - Looking south



Level 20 - Looking west



- Studio
- 1 Bed
- 2 Bed
- 3 Bed

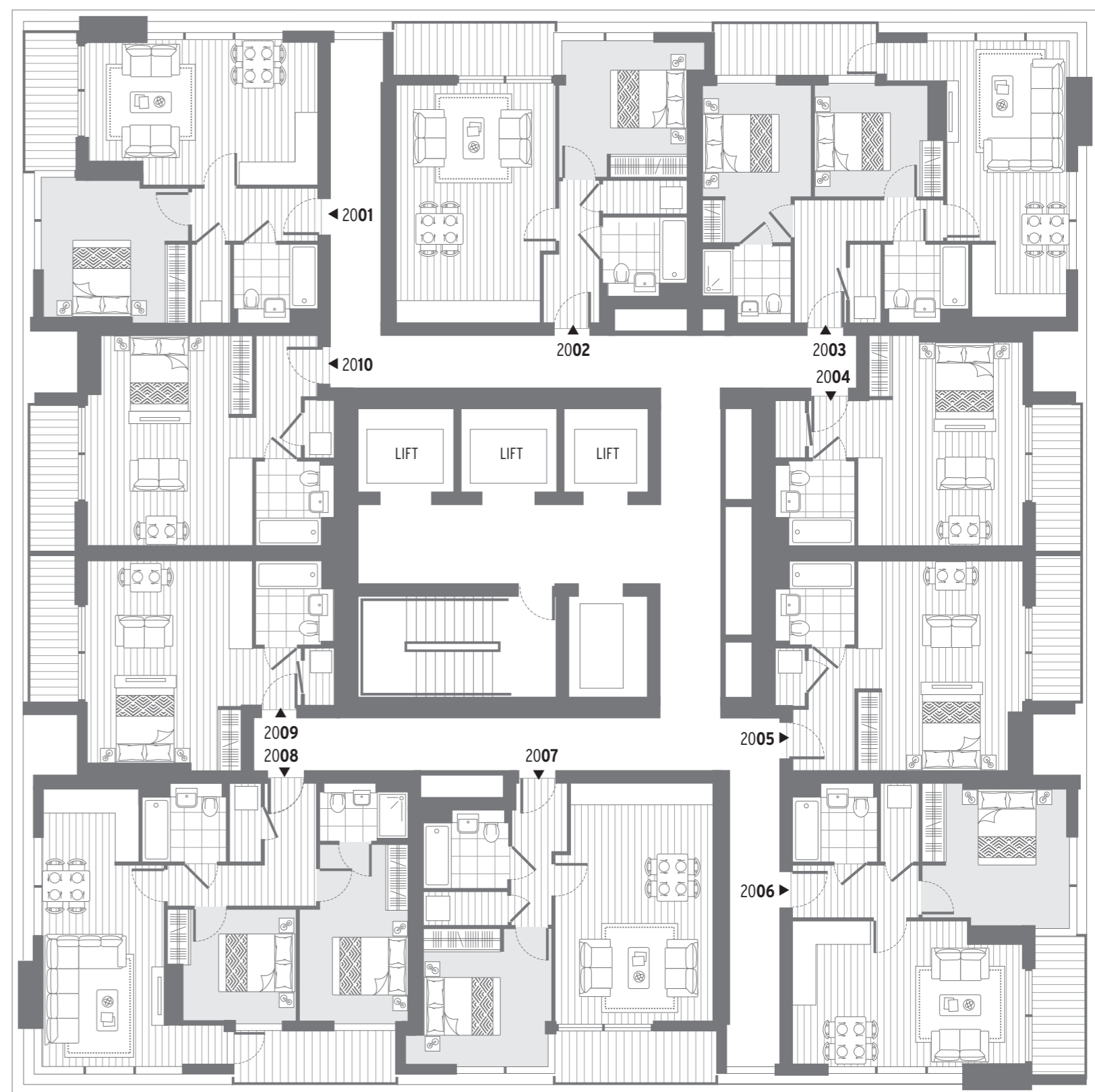


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NORTH ASPECT - TOWARDS CANARY WHARF

WEST ASPECT - TOWARDS THE CITY

EAST ASPECT - TOWARDS MILLWALL DOCK



SOUTH ASPECT - DOCKLANDS TOWARDS GREENWICH

2001 1 bed apartment Total area 48.2 sq.m. 519 sq.ft.	2002 1 bed apartment Total area 50.1 sq.m. 539 sq.ft.	2003 2 bed apartment Total area 64.4 sq.m. 693 sq.ft.	2004 Studio apartment Total area 31.3 sq.m. 337 sq.ft.	2005 Studio apartment Total area 34.4 sq.m. 370 sq.ft.
2006 1 bed apartment Total area 48.2 sq.m. 519 sq.ft.	2007 1 bed apartment Total area 50.0 sq.m. 538 sq.ft.	2008 2 bed apartment Total area 65.0 sq.m. 700 sq.ft.	2009 Studio apartment Total area 31.3 sq.m. 337 sq.ft.	2010 Studio apartment Total area 34.4 sq.m. 370 sq.ft.

Studio, 1 & 2 Bedroom Apartments

LEVEL 20



Level 28 - Looking west



Level 26 - Looking south



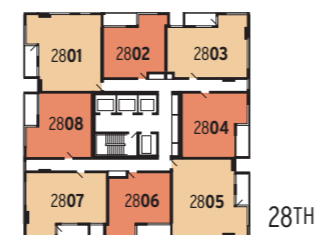
Level 24 - Looking east



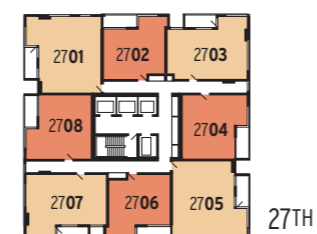
Level 23 - Looking north



Level 21 - Looking west



28TH



27TH



26TH



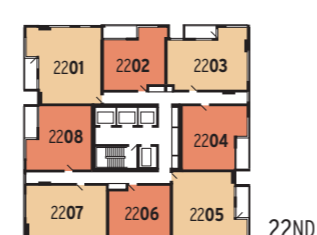
25TH



24TH



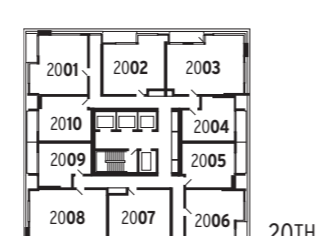
23RD



22ND



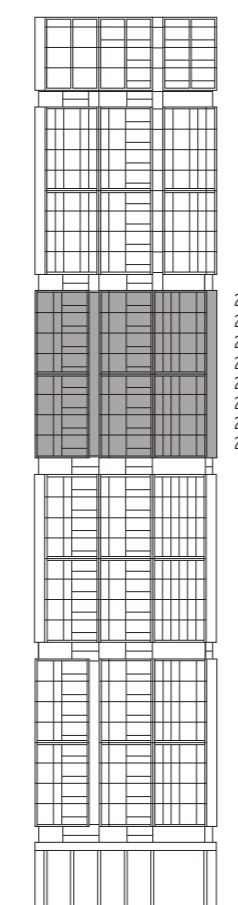
21ST



20TH



- Studio
- 1 Bed
- 2 Bed
- 3 Bed



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NORTH ASPECT - TOWARDS CANARY WHARF



WEST ASPECT - TOWARDS THE CITY

EAST ASPECT - TOWARDS MILLWALL DOCK

SOUTH ASPECT - DOCKLANDS TOWARDS GREENWICH

2101 2201 2301 2401 2501 2601 2701 2801 2 bed apartment Total area 77.7 sq.m. 836 sq.ft.	2102 2202 2302 2402 2502 2602 2702 2802 1 bed apartment Total area 51.8 sq.m. 558 sq.ft.	2103 2203 2303 2403 2503 2603 2703 2803 2 bed apartment Total area 66.6 sq.m. 717 sq.ft.	2104 2204 2304 2404 2504 2604 2704 2804 1 bed apartment Total area 57.0 sq.m. 614 sq.ft.
2105 2205 2305 2405 2505 2605 2705 2805 2 bed apartment Total area 77.7 sq.m. 836 sq.ft.	2106 2206 2306 2406 2506 2606 2706 2806 1 bed apartment Total area 51.6 sq.m. 555 sq.ft.	2107 2207 2307 2407 2507 2607 2707 2807 2 bed apartment Total area 67.2 sq.m. 723 sq.ft.	2108 2208 2308 2408 2508 2608 2708 2808 1 bed apartment Total area 57.0 sq.m. 614 sq.ft.

1 & 2 Bedroom Apartments

LEVELS 21-28



Level 29 - Looking north



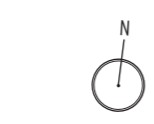
Level 29 - Looking east



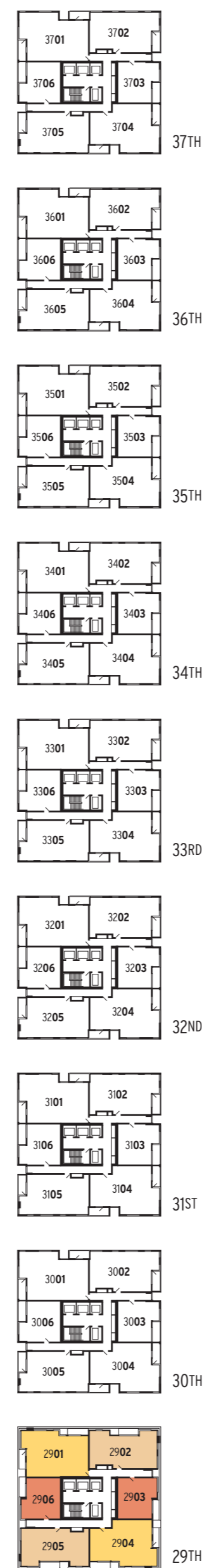
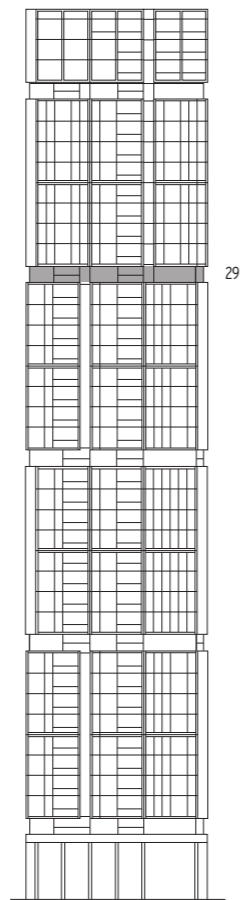
Level 29 - Looking south



Level 29 - Looking west



- Studio
- 1 Bed
- 2 Bed
- 3 Bed



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NORTH ASPECT - TOWARDS CANARY WHARF

WEST ASPECT - TOWARDS THE CITY

EAST ASPECT - TOWARDS MILLWALL DOCK



SOUTH ASPECT - DOCKLANDS TOWARDS GREENWICH

2901 3 bed apartment	2902 2 bed apartment	2903 1 bed apartment	2904 3 bed apartment	2905 2 bed apartment	2906 1 bed apartment
Total area 105.5 sq.m. 1136 sq.ft.	Total area 87.8 sq.m. 945 sq.ft.	Total area 56.6 sq.m. 609 sq.ft.	Total area 98.7 sq.m. 1062 sq.ft.	Total area 88.2 sq.m. 949 sq.ft.	Total area 56.6 sq.m. 609 sq.ft.

1, 2 & 3 Bedroom Apartments

LEVEL 29



Level 37 - Looking west



Level 35 - Looking south



Level 33 - Looking east



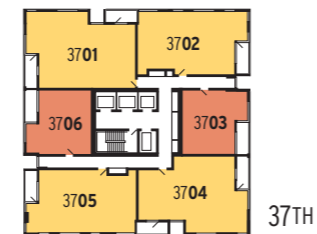
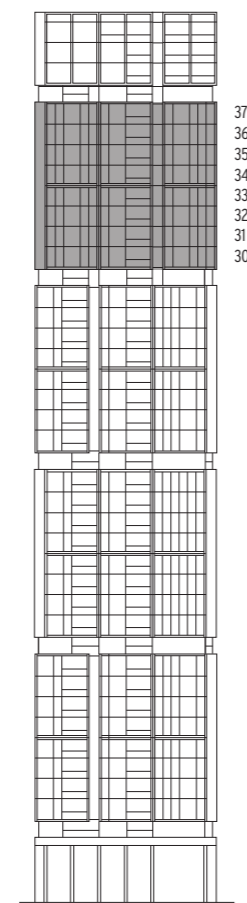
Level 31 - Looking north



Level 30 - Looking west



- Studio
- 1 Bed
- 2 Bed
- 3 Bed



37TH



36TH



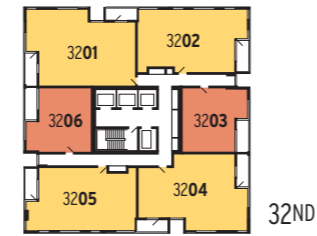
35TH



34TH



33RD



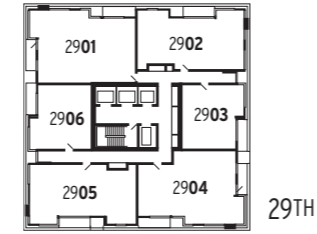
32ND



31ST



30TH



29TH

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NORTH ASPECT - TOWARDS CANARY WHARF



WEST ASPECT - TOWARDS THE CITY

EAST ASPECT - TOWARDS MILLWALL DOCK

SOUTH ASPECT - DOCKLANDS TOWARDS GREENWICH

3001 3401 Total area 112.9 sq.m.	3101 3501 Total area 1215 sq.ft.	3201 3601 Total area 98.5 sq.m.	3301 3701 Total area 1060 sq.ft.	3002 3402 Total area 58.3 sq.m.	3102 3502 Total area 628 sq.ft.	3202 3602 Total area 105.3 sq.m.	3302 3702 Total area 1133 sq.ft.	3003 3403 Total area 99.0 sq.m.	3103 3503 Total area 1066 sq.ft.	3203 3603 Total area 58.4 sq.m.	3303 3703 Total area 629 sq.ft.	3004 3404 Total area 105.3 sq.m.	3104 3504 Total area 1133 sq.ft.	3204 3604 Total area 99.0 sq.m.	3304 3704 Total area 1066 sq.ft.	3005 3405 Total area 58.4 sq.m.	3105 3505 Total area 629 sq.ft.	3205 3605 Total area 58.4 sq.m.	3305 3705 Total area 629 sq.ft.	3006 3406 Total area 58.4 sq.m.	3106 3506 Total area 629 sq.ft.	3206 3606 Total area 58.4 sq.m.	3306 3706 Total area 629 sq.ft.
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1 & 3 Bedroom Apartments

LEVELS 30-37



Level 38 - Looking north



Level 38 - Looking east



Level 38 - Looking south

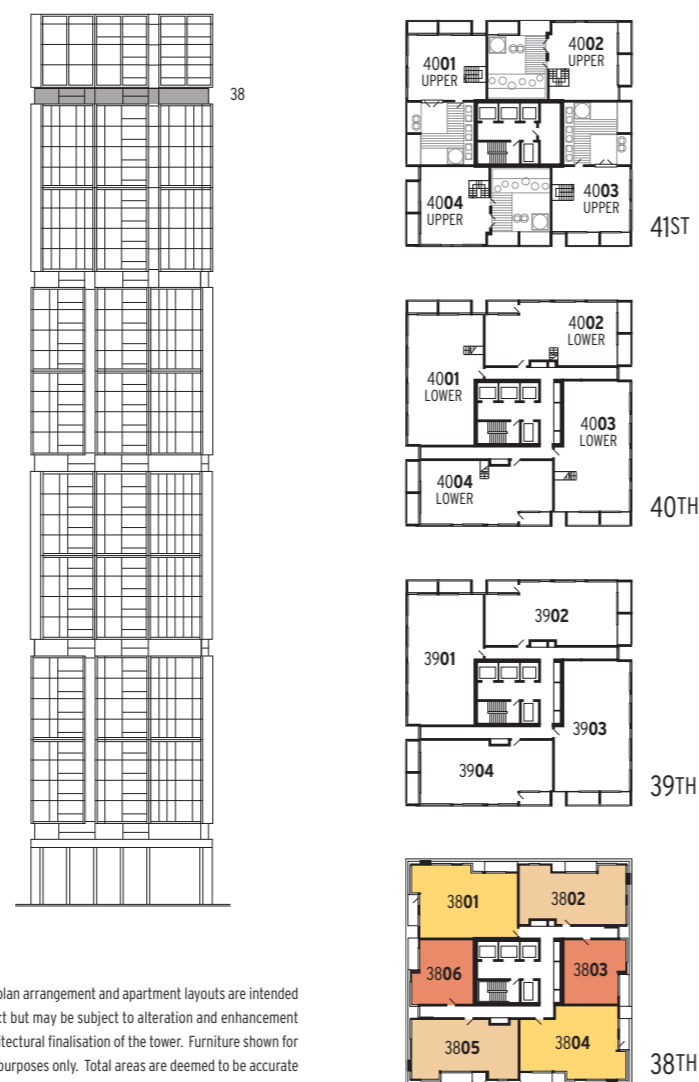


Level 38 - Looking west



8 lateral and duplex penthouse apartments have been designed to occupy levels 39, 40 and 41, which are subject to further architectural detailing and developer consent for future release.

- Studio
- 1 Bed
- 2 Bed
- 3 Bed



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3801	3802	3803	3804	3805	3806
3 bed apartment	2 bed apartment	1 bed apartment	3 bed apartment	2 bed apartment	1 bed apartment
Total area 105.6 sq.m. 1137 sq.ft.	Total area 87.8 sq.m. 945 sq.ft.	Total area 56.6 sq.m. 609 sq.ft.	Total area 98.7 sq.m. 1062 sq.ft.	Total area 88.2 sq.m. 949 sq.ft.	Total area 56.6 sq.m. 609 sq.ft.

1, 2 & 3 Bedroom Apartments

LEVEL 38

General Specification

- Matt brilliant white painted walls and smooth ceilings.
- Satin white finish door linings, architraves and skirtings.
- Extended height walnut veneered internal doors.
- Brushed stainless steel door furniture including lever door handles with square shaft and rose.
- Brushed metal switch and socket plates.
- Programmable mood lighting to principal living area and all bedrooms.
- Colour video security entry phone system.
- Recessed LED downlighting with white bezels.
- Thermostatically controlled central heating via flat panelled radiators with additional comfort cooling to living/dining areas and all bedrooms.
- Pressurised hot and cold water supplies.
- Double glazing throughout.
- Sonos Play 1 wireless multi-room speaker technology.

Kitchen Area

- Engineered one strip walnut hardwood flooring.
- Two tone designer kitchen units with dark grey base level finish, white matt finish to wall units, all with soft close and concealed handles.
- Stone worktop with smoke grey glass splashback.
- Smeg stainless steel fully integrated electric appliances to include:-
 - Single low level oven
 - 4 ring ceramic hob
 - Cooker hood
 - Washer/dryer (freestanding if within utility cupboard)
 - Hot water steam tap
 - Dishwasher
 - Fridge/freezer
 - Microwave
- Stainless steel bowl and a half under-mounted sink with monobloc mixer tap and grooved worktop drainer.
- Wall unit under lighting.
- Centralised appliance isolator switch panel.

Note: Studio kitchen may not incorporate a full suite of appliances.

Living/Dining Room

- Engineered one strip walnut hardwood flooring.
- Bespoke entertainment unit to living/dining area providing low level cupboard space and bookcase storage above. Studios to receive a double sided TV unit with swivel TV feature between bed space and lounge seating area.
- Sonos Playbar within entertainment unit providing hi-fi quality sound and wireless music streaming (subject to subscription).
- TV socket set to living room (Sky+) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Telephone socket to living/dining area.
- 40-50" LED smart TV.

Bathroom/Shower Room

- Large format porcelain floor and fully tiled walls.
- Electric mat underfloor warming.
- Walnut framed recess with mirrored cabinet, mirror and feature downlight.
- Shaver socket.
- White bathroom suite featuring shower tray or steel bath as appropriate, wall hung WC, concealed dual flush cistern and square profiled semi-recessed basin.
- Monobloc mixer tap, bottle trap, cistern push plate, thermostatic bath filler/shower mixer diverter.
- Coloured glass bath panel.
- Concealed plumbing fixed chrome shower head over bath and in shower enclosure with low level hose and handset.
- Chrome plated thermostatic electric heated towel rail.
- Clear glass frameless bath screen/shower enclosure.
- Tile vision LCD TV to master en-suite of 2 & 3 bed apartments.

Bedroom

- Quality oatmeal coloured carpet with underlay.
- Floor to ceiling fitted wardrobe with part mirrored white high gloss doors to all bedrooms.
- TV socket set to all bedrooms (Sky) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Telephone extension socket to all bedrooms.

Apartment Hallway and Landing

- Engineered one strip walnut hardwood flooring.
- Audio/visual entryphone system connected to communal entrance door.

Communal Areas

- Interior designed and art deco styled opulent double height reception foyer.
- Taxi and valet parking drop-off point.
- Three high speed passenger lifts to all apartment levels and lower ground parking.
- Exclusive six storey leisure club with health spa, gym, business centre and private cinema.
- 24 hour concierge.
- Secure underground parking within development (at additional cost).



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HARBOUR CENTRAL

GALLIARD HOMES LIMITED

LONDON CENTRAL SALES & MARKETING SUITE
10 INDESCON SQUARE, LONDON E14 9EZ

020 7620 1500

sales@galliarhomes.com harbourcentral.com